

South East of ^{Regency Town} ~~USA~~ 1st.

PROJECT NO. 3259

TRACT NO. 5

EASEMENT

BOOK 460 PAGE 331

THIS INDENTURE, made this 22nd day of February, 1948

between Regency, Inc., a Nebraska Corporation hereinafter referred to as "Grantor(s)", and the City of Omaha, Nebraska, a Municipal Corporation, hereinafter called "City".

WITNESSETH:

That said Grantor(s) in consideration of the sum of Two hundred Dollars (\$ 200.00) and other valuable consideration, to Grantor(s) in hand paid by said City, the receipt whereof is hereby acknowledged does or do hereby grant, sell, convey and confirm unto said City and its assigns forever, a sewer and drainage easement for the right to use, construct, build, lay, maintain, repair and construct sanitary or storm sewer pipe or drainage way for the passage of sewer water and sewage or storm water, together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, or drainage facility, in, through, over and under the parcel of land described as follows, to-wit:

The Easterly 20.0 feet of Lot 155, Regency First Addition, a subdivision in Douglas County, Nebraska, said 20.0 feet abutting the common lot line of Lots 46 and 155, said Regency First Addition. See Exhibit "A".

No buildings, improvements, or structures, shall be placed in, on, over or across said easements by undersigned, his or their successors and assigns without express approval of the City of Omaha. Any trees, grass, and shrubbery placed on said easement shall be maintained by Grantor(s), his or their heirs, successors and assigns.

Said City shall cause any trench made on aforesaid realty to be properly refilled, and shall cause grass seed to be sown over said trench, and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee and representative of the City and any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said City and its assigns, that he or they, the Grantor(s) is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or, their heirs, executors and administrators, shall warrant and defend this easement to said City and its assigns against the lawful claims and demands of all persons. This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.

REGENCY, INC.
Name of Corporation

Corporate Seal:

BY

[Signature]

President

ATTEST

[Signature]

Secretary

(Acknowledgment on reverse side hereof)

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this _____ day of _____, 19____, before me, a Notary Public, in and for said County, personally came the above named:

_____ who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.

Notary Public

My Commission Expires _____

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this 20th day of February, 1973, before me, the undersigned, a Notary Public in and for said County, personally came _____

President of _____ Agency, Inc.

a _____ Nebraska Corporation, and _____

_____, Secretary of said Corporation, to me personally known to be the President and Secretary respectively of said Corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

M. C. Linneth

Notary Public

My Commission Expires September 28, 1973

EXHIBIT "A"



SCALE: 1" = 200'

156

PARKWAY

HARNEY PARKWAY SOUTH

148

123

124

125

126

127

122

BROADMOOR

121

120

119

118

117

531.25'

116

115

114

155

REGENCY

315.20'

156

202.29'

47

20' Service Easement

46

PACIFIC STREET

LEGEND



PERMANENT EASEMENT

Tract No 5

78-251
624

460
321

1000

Miss A. ...
750 ...

Miss ...

1000
1000

311